135.0	0001	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	891,600	/	891,600
USE VALUE:	891,600	/	891,600
ASSESSED:	891,600	/	891,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		MORTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEGARTY ROBERT M & LAURA H
Owner 2:	
Owner 3:	
Street 1:	18 MORTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HEGARTY ROBERT M & LAURA H/TRS -
Owner 2:	HEGARTY NOMINEE TRUST -
Street 1:	18 MORTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,573 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 2180 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6573.000	397,800		493,800	891,600
Total Card	0.151	397,800		493,800	891,600
Total Parcel	0.151	397,800		493,800	891,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.94 | /Parcel: 408.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 86757
GIS Ref:
GIS Ref:
Insp Date: 01/29/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 135.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	397,700	0	6,573.	493,800	891,500	891,500	Year End Roll	12/18/2019
2019	101	FV	309,200	0	6,573.	462,900	772,100	772,100	Year End Roll	1/3/2019
2018	101	FV	309,200	0	6,573.	382,700	691,900	691,900	Year End Roll	12/20/2017
2017	101	FV	309,200	0	6,573.	351,800	661,000	661,000	Year End Roll	1/3/2017
2016	101	FV	309,200	0	6,573.	320,900	630,100	630,100	Year End	1/4/2016
2015	101	FV	276,400	0	6,573.	314,800	591,200	591,200	Year End Roll	12/11/2014
2014	101	FV	276,400	0	6,573.	292,500	568,900	568,900	Year End Roll	12/16/2013
2013	101	FV	276,400	0	6,573.	278,400	554,800	554,800		12/13/2012

!10497!

PRINT

Date	Time
12/11/20	00:47:49

LAST REV

Date	Time
10/23/19	09:50:58
danam	
10497	

USER DEFINED

Prior Id # 1:	86757
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEGARTY ROBERT	60429-60		11/6/2012	Convenience	1	No	No		
HEGARTY ROBERT	58592-448		3/1/2012	Convenience	1	No	No		
DARLING MARK C/	26450-305		6/28/1996		255,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2019	703	Insulate	4,000	C				
9/9/2015	1289	Re-Roof	11,500		9/9/2015			Strip and re-roof.
1/13/2015	35	Dormers	36,500					Add 1 full bath, f
10/2/2014	1298	Manual	1,600					
9/9/2014	1157	New Wind	6,000					Install 3 windows
11/12/2004	1089	Addition	65,000			G6	GR FY06	1 STY ADD TO ENLGE
3/31/2000	204	Redo Bat	10,000	C				VAULT BTH CEILING

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2015	Permit Insp	PC	PHIL C
1/29/2009	Measured	372	PATRIOT
6/6/2005	Permit Visit	BR	B Rossignol
2/16/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/3/1999	Measured	256	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6573		Sq. Ft.	Site		0	80.	0.94	9									493,753						493,800	

Total AC/HA:	0.15090	Total SF/SM:	6573	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	493,753	Spl Credit		Total:	493,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.28129411
Const Adj.:	1.00749993
Adj $ / SQ:	135.545
Other Features:	111450
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	445935
Depreciation:	48161
Depreciated Total:	397774

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

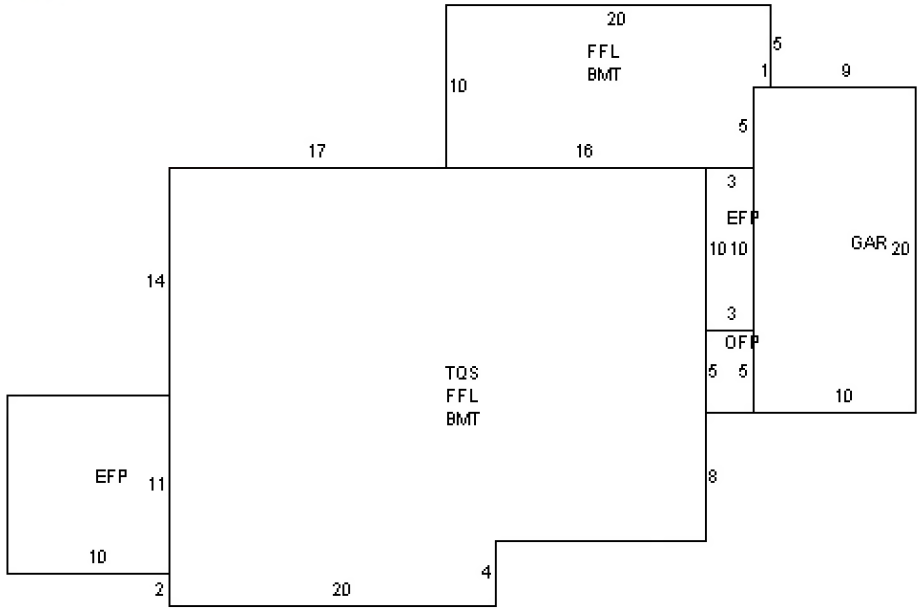
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	149.10
Special Features:	0	Val/Su Net:	130.34
Final Total:	397800	Val/Su SzAd	239.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,034	53.880	55,711
FFL	First Floor	1,034	135.540	140,153
TQS	3/4 Story	629	135.540	85,292
GAR	Garage	200	27.710	5,541
EFP	Enclos Porch	140	47.020	6,583
OFP	Open Porch	15	44.330	665

Net Sketched Area:	3,052			Total:	293,945
Size Ad	1663.25	Gross Are	3262	FinArea	2180

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	